

# conditional use application

## lake street detached accessory dwelling unit

December 09, 2022

process studio pllc  
3055 s. grace street  
salt lake city, utah 84109  
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**Project Location:** 1163 S. Lake Street, Salt Lake City UT 84105

### A narrative that describes the general operations of the proposed use, including answers to the following questions:

1. What are the anticipated hours of operation?

**Response: Normal Residential Dwelling Use**

2. What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.

**Response: Not Applicable/Residential Dwelling Unit**

3. Is there any anticipated outdoor activity associated with the use?

**Response: Normal Residential Use of Yard**

4. Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.

**Response: The City's Zoning Code requires 1 additional off-street parking stall for the ADU. Or the ADU parking stall can be on the street if legal on-street parking is available, which it is on Lake Street.**

5. How will the waste generated by the use be stored and handled on site? How will it be removed from the site?

**Response: Normal Residential Use/City Waste Collection**

6. What is the anticipated amount of water consumption of the proposed use?

**Response: Normal Residential Use of a 1-Bedroom Apartment**

7. What is the anticipated level of emissions generated by the proposed use?

**Response: Normal Emissions for a 1-Bedroom Apartment**

8. Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?

**Response: No**

9. What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?

**Response: The site is approximately flat. Minimal grading will be required for positive drainage away from the new structure. No known pollutants or contaminants are in the soil.**

10. Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?

**Response: No**

11. Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation?

**Response: No. For a project of this scope, utilities will largely be managed design-build with the Contractor and City Services. Blue Stakes will be called to mark all existing underground lines on the property prior to construction.**

12. Have utility providers been made aware of the proposed use and is there any information about utility needs?

**Response: No**

### An analysis of how the proposal might affect adjacent uses, including answers to the following questions:

1. What are the land uses adjacent to the property (abutting and across-the-street properties)?

**Response: The property is zoned R-1-5000. The adjacent properties are all R-1-5000.**

2. Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?

**Response: Lighting design has not been completed for the project. If this is a requirement for single family residential exterior lighting, it can be accommodated.**

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3. Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?

**Response: No. The ADU will primarily be accessed by its occupants via the existing rear alley.**

4. How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?

**Response: The existing property has residential fencing along its side property lines. These may be modified and/or extended to incorporate the ADU.**

### A Response to standards (21A.54.080) found on page 2.

1. The use complies with applicable provisions of the code;

**Response: Detached Accessory Dwelling Units are Conditional Uses within the R-1 zone. The project design meets the requirements of the City's zoning ordinance.**

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Response: The Accessory Dwelling Unit is a residential use, consistent with the residential neighborhood.**

3. The use is consistent with adopted city planning policies, documents, and master plans; and

**Response: Detached Accessory Dwelling Units are Conditional Uses within the R-1 zone. The project design meets the requirements of the City's zoning ordinance.**

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

**Response: The project design meets the requirements of the City's zoning ordinance.**

### **Site Plan:**

1. See Drawings attached.

### **Other Drawings:**

1. See Drawings attached.